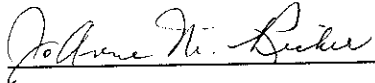
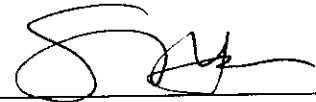


TRANSFER  
TAX  
PAIDWarranty Deed  
017745

Know All Men By These Presents that SUTHEP W. AMPHAIWAN, by and through his attorney-in-fact Stephen T. Hayes, of Waterville, County of Kennebec and State of Maine for consideration paid, grants to ELIZABETH M. CAREY of Waterville, County of Kennebec, and State of Maine and DANIEL W. BURGESS of Waterville, County of Kennebec, and State of Maine, as joint tenants and with warranty covenants, the land (with any structures thereon) in Waterville, County of Kennebec, and State of Maine, bounded and described in Schedule A, annexed hereto and incorporated herein.

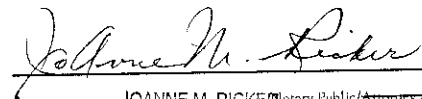
Witness my hand and seal effective this 2nd day of July, 2001.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Suthep W. Amphaiwan  
by Stephen T. Hayes, Esq.  
His Attorney-in-Fact

State of Maine  
Kennebec, SS

Then personally appeared before me the above-named Stephen T. Hayes, as attorney-in-fact for Suthep W. Amphaiwan and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Suthep W. Amphaiwan

  
\_\_\_\_\_  
JOANNE M. RICKER Notary Public/Attorney at Law  
Notary Public  
My Commission Expires December 3, 2003  
Print or Type Name

Elizabeth Carey  
BWL. C

## Schedule A

2 Lantern Lane, Waterville, Maine

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec, State of Maine and more particularly described as follows, to wit:

Commencing at the point of intersection of the southeasterly corner of land now or formerly of Gilbert, the southwesterly corner of land herein conveyed, and the northerly boundary of Boutelle Avenue, so-called; thence N 29° 20' 15" E a distance of 100.14 feet to a point; thence N 60° 42' 30" W a distance of 70.30 feet to a point; thence N 29° 24' 45" E a distance of 101.43 feet to a point; thence S 60° 42' 30" E a distance of 154.29 feet to a point; thence S 27° 58' 40" W following the westerly boundary of Lantern Lane, so-called, a distance of 210.32 feet to the northerly boundary of Boutelle Avenue, so-called; thence N 60° 53' 00" W a distance of 88.90 feet to the point of beginning. Meaning and intending to convey and hereby conveying Lot No. 3 as depicted in a Plan of Cosgrove Subdivision dated February 2, 1987, and recorded in the Kennebec County Registry of Deeds in Plan E-87035.

Grantee, his heirs and assigns, is hereby granted an easement of ingress and egress over and along a right of way more specifically referred to as Lantern Lane, so-called, as depicted in the "Plan of Cosgrove Subdivision" dated February 2, 1987, as recorded in Plan E-87035.

It is understood and agreed that this conveyance is made and accepted and the realty is hereby granted on and subject to the following covenants, conditions, restrictions and reservations, which covenants, conditions, restrictions and reservations shall apply to and run with the conveyed land; all successive future owners and occupants shall have the right to invoke and enforce the covenants, conditions, restrictions and reservations applicable to this conveyance as the original parties hereto.

1. No building whatever, except a single private dwelling house with the necessary outbuildings, including a private garage, shall be erected, placed or permitted on the conveyed premises or any part thereof and such dwelling house permitted on the conveyed premises shall be used as a private residence only. The permitted dwelling house and the necessary outbuildings to be located on the conveyed premises shall be in a style or form or appearance to conform to the aesthetic values of the surrounding area.
2. Said lots shall not be subdivided.
3. No trailer, basement, tent, shack, garage, barn or other outbuildings erected in said subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. There shall be no leasing of undeveloped land.
5. No horse, cow, hog, goat or similar animals shall be kept or maintained on the premises conveyed. Domestic animals such as dogs and cats, are excepted herefrom.
6. No sign, billboard of advertising devices of any kind, except those used in any subsequent sale of tile property conveyed by tile within deed shall be placed or otherwise installed on any lot or building herein.
7. A home office in which clients or patients are seen on an informal basis may be allowed in said subdivision.
8. All parties shall have the right of ingress and egress from a right of way as depicted in the "Plan of Cosgrove Subdivision" dated February 2, 1987, as recorded in Kennebec County Registry of Deeds at Plan No. E-87035. Said right of way shall be used in common with other members of the public.
9. All of the lots shall have on display a lantern of appropriate aesthetic value to depict that it is part of Lantern Lane.
10. The minimum house value will be in the Ninety Thousand Dollar (\$90,000.00) range, excluding land value.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by Warranty Deed of Robert St. Amand and Robert F. Cosgrove recorded in the Kennebec County Registry of Deeds in Book 3544, Page 016.

RECEIVED KENNEBEC SS.

2001 JUL -3 AM 9:00

ATTEST: *Theresa Reed-Morris*  
REGISTER OF DEEDS